

143.0

0002

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
994,500 / 994,500
994,500 / 994,500
994,500 / 994,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10-12		PINE RIDGE RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ARCHIBALD FRANK RICHARD	
Owner 2: LIN-ARCHIBALD KIMBERLY HUA	
Owner 3:	

Street 1: 12 PINE RIDGE RD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: MCCARTHY JUNE M ROCHE ETAL -
Owner 2: TRS/JANET R ARCHIBALD TRUST -

Street 1: 12 PINE RIDGE RD
Twn/City: ARLINGTON
St/Prov: MA Cntry:
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains .207 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Vinyl Exterior and 2052 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z R1	SINGLE FA	100	water		
o			Sewer		
n			Electri		
Census:			Exempt		
Flood Haz:					
D			Topo	7	Steep
s			Street		
t			Gas:		

LAND SECTION (First 7 lines only)						
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type
104	Two Family		9000	Sq. Ft.	Site	LT Factor

Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
0	80.	0.77	9									552,002						552,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	9000.000	437,400	5,100	552,000	994,500		92401
							GIS Ref
							GIS Ref
							Insp Date
							06/09/18

PREVIOUS ASSESSMENT								Parcel ID	143.0-0002-0001.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	437,400	5100	9,000.	552,000	994,500		Year end	12/23/2021
2021	104	FV	417,300	5100	9,000.	552,000	974,400		Year End Roll	12/10/2020
2020	104	FV	417,300	5100	9,000.	552,000	974,400	974,400	Year End Roll	12/18/2019
2019	104	FV	322,900	5100	9,000.	517,500	845,500	845,500	Year End Roll	1/3/2019
2018	104	FV	322,900	5100	9,000.	427,800	755,800	755,800	Year End Roll	12/20/2017
2017	104	FV	302,500	5100	9,000.	393,300	700,900	700,900	Year End Roll	1/3/2017
2016	104	FV	302,500	5100	9,000.	358,800	666,400	666,400	Year End	1/4/2016
2015	104	FV	269,100	5100	9,000.	351,900	626,100	626,100	Year End Roll	12/11/2014

SALES INFORMATION			TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
MCCARTHY JUNE M	71523-251	1	8/24/2018	Family	725,000	No	No	
	20582-513		6/1/1990		99	No	No	Janet Archibald dod 12/9/2016, June M. Roche

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
1/2/2013	6	Manual	2,500	C					6/9/2018	MEAS&NOTICE	HS	Hanne S					
									5/15/2013	Info Fm Prmt	EMK	Ellen K					
									11/5/2008	Meas/Inspect	189	PATRIOT					
									1/13/2000	Inspected	263	PATRIOT					
									12/1/1999	Mailer Sent							
									11/18/1999	Measured	264	PATRIOT					
									8/1/1988		PM	Peter M					

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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Patriot Properties Inc.
Prior Id # 1: 92401
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1921
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 50%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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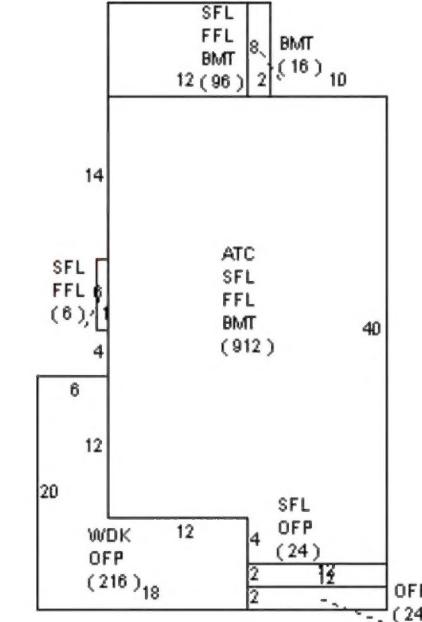
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1930	21.25	T	40	104			5,100			5,100

More: N

Total Yard Items: 5,100

Total Special Features:

SKETCH**BATH FEATURES**

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	2
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 10	BRs: 4	Baths: 2 HB

OTHER FEATURES**KITS:**

2

Rating: Average